

1 **DRAFT**
2 **DURHAM TOWN COUNCIL**
3 **MONDAY, FEBRUARY 16, 2026**
4 **DURHAM TOWN HALL - COUNCIL CHAMBERS**
5 **7:00 PM**
6

7 **MEMBERS PRESENT:** Chair Joseph Friedman, Chair Pro Tem Sally Needell, Councilor
8 Wayne Burton, Councilor Carden Welsh, Councilor Heather Grant, Councilor Robin Vogt,
9 Councilor Curtis Register, Councilor Darrell Ford, Councilor Em Friedrichs (who uses the
10 pronouns ze/zir/zirs/zirself and the title Mx. Friedrichs)

11
12 **MEMBERS ABSENT:** None

13
14 **OTHERS PRESENT:** Town Administrator Todd Selig

15
16 **I. Call to Order**

17 Chair Friedman called the meeting to order at 7:04 P.M.

18
19 **II. Town Council grants permission for fewer than a majority of Councilors to
20 participate remotely.**

21 Councilors approved Councilor Carden Welsh's participation remotely on Zoom with a
22 roll call vote of 8-0.

23
24 **III. Roll Call of Members**

25 Chair Pro Tem Sally Needell, Councilor Wayne Burton, Councilor Darrell Ford,
26 Councilor Curtis Register, Councilor Heather Grant, Councilor Robin Vogt, Councilor
27 Em Friedrichs, Chair Joseph Friedman, Councilor Carden Welsh.

28
29 **IV. Approval of Agenda**

30 *Chair Pro Tem Needell MOVED that the Council approve the agenda as written.*
31 *Councilor Vogt SECONDED the motion. The agenda was APPROVED on a*
32 *unanimous roll call vote of 9-0.*

33
34 **V. Special Announcements - None**

35
36 **VI. Approval of Minutes - Feb. 2, 2026**

37
38 *Chair Friedman MOVED to approve the minutes for the Town Council meeting of*
39 *Feb. 2, 2026. Councilor Vogt SECONDED the motion.*

40
41 Councilor Needell noted she had made a few insignificant changes to the minutes.
42 Councilor Welsh noted he reworked a portion of the minutes on the End of Year
43 Financial Report by Business Manager Gail Jablonski on Page 8 and 9, which were not
44 clear in the minutes as written, to reflect the discussion correctly.

45 *Chair Friedman MOVED to approve the minutes as amended by Councilors Needell*
46 *and Welsh. The minutes were APPROVED on a roll call vote of 9-0.*

1 **VII. Report from the UNH Student Senate External Affairs Chair or Designee**

2 UNH Student Senate External Affairs Council Chair Deeba Ajamian reported that the
3 Student Senate will distribute a survey this week to gauge the student body's opinion on
4 HB 1793, known as the campus carry bill. Initially, she said, the Senate thought it better
5 to not take a position on the bill as it is a non-partisan organization and did not want to
6 take a partisan stance. However, the bill does directly affect the Student Senate's
7 constituents so after discussion it decided to take a position and thought it best to survey
8 the student body before making a statement on its behalf. She said the survey summarizes
9 what the Student Senate is, what the survey is asking and the bill's terms and the fiscal
10 note that accompanies the legislation in a non-biased manner. It also contains
11 demographic questions.
12

13 Councilor Burton thanked the Senate for doing the survey and its results will be
14 meaningful when the bill is discussed in the state Senate. He described the bill for those
15 in attendance and said even Gov. Ayotte has expressed her reservations about the bill.
16

17 Councilor Needell asked when the results would be available. Ms. Ajamian said she did
18 not know, but that they are trying to expedite the approval process and get the survey out
19 to students on Wednesday, Feb. 18.
20

21 Councilor Burton said it would be very powerful if students attended the state Senate
22 hearing on the bill.
23

24 Councilor Friedrichs thanked the Student Senate for taking up the issue. Ze said that
25 being non-partisan doesn't mean shying away from controversial issues and not taking a
26 stand on issues. Ze said there are guidelines for this in the non-profit world. Ze
27 encouraged the Student Senate to be courageous in taking a stand even though it may be
28 difficult and to represent its constituents.
29

30 Councilor Register thanked her for her report.
31

32 **VIII. Public Comments**

33 Chair Friedman introduced the Public Comment period and said building height limit
34 comments would be heard during the Public Hearing later in the meeting.
35

36 **Mike Lehrman, 20 Cedar Point Road**, said increasing the economic viability of
37 downtown gives the town the chance to grow its taxbase and mitigate future tax
38 increases. He said when he brought the issue of the recent tax increases to town staff, he
39 was told many residents were OK with paying higher taxes and he doesn't doubt that is
40 true, but there are other varied viewpoints of the issue. He said he's heard several while
41 door-knocking for his campaign for Town Council. He said he's had about 35
42 conversations and has encountered four households who are concerned about being able
43 to stay in town because of the tax increases. He reminded that the 80-plus population is
44 part of the Silent Generation and may not be speaking up about this concern. He asked
45 Councilors to keep that in mind when deliberating decisions.
46

1 **Bruce Fenton, Durham Point Road**, spoke in favor of HB 1793, the campus carry bill,
2 because the right to bear arms is a constitutional right for students and he is concerned if
3 one right is taken away, others will be, too. He said he agrees with Mr. Lehrman on the
4 tax increases, and is concerned about residents considering leaving town because of the
5 tax increases. He said he hopes the Council takes these residents' concerns into account,
6 and he feels the town could have far less spending and regulation. He said he feels the
7 only reason he and other residents pay taxes is because the town has the power to enforce
8 tax payment with a firearm and he hopes that power is taken very seriously.
9

10 **Nancy Baldwin, Canney Road, Durham**, spoke in opposition to HB 1793 and to any
11 student carrying any firearm in town. She said she doesn't agree with Mr. Fenton, and
12 that she has the utmost respect for the town's law enforcement. She said residents need to
13 keep a level head and encouraged them to attend the Senate hearing on the bill. She said
14 she doesn't carry firearms and students shouldn't either.
15

16 **Jeff Berlin, 3 Cowell Drive**, complimented Ms. Ajamian, the UNH representative, for
17 remaining impartial about HB 1793 even when Councilors Friedrichs and Burton
18 weighed in with their opinions and encouraged the Student Senate to take a stand on it.
19

20 Councilor Burton clarified students are already allowed to bring guns to campus, but they
21 have to store them at the UNH police station, noting there are five lockers of guns there
22 now and students can access their guns and ammunition anytime. He said the bill would
23 make NH only the third state in the country to allow guns anywhere on a public campus.
24

25 **Daniel Day, 89 Baghdad Road**, spoke in favor of HB 1793, saying NH may be only the
26 third state to allow guns on campus, but it is the only state with the motto "Live Free or
27 Die." He said the police station is a long way to go if you need to use a gun in the event
28 of an emergency. He said Brown University is a gun-free campus and that didn't stop the
29 recent on-campus shooting there. A 2013 UNH graduate, he said he graduated from
30 campus firearm regulations were largely ignored and many women carried non-lethal
31 weapons because that's the only way they felt safe.
32

33 **Jane Schintzius, Fairchild Hall, UNH**, said as a woman, her safety is secured by
34 institutions in place. She said she is a SHARPP advocate, has never felt safer than on
35 campus, and would feel less safe if drunk frat boys were waving firearms in her face. She
36 said the bill includes classrooms and the Whittemore Center among other campus
37 locations and is not going to secure student safety, only threaten it. She said it's important
38 elected officials hear from students about the bill, and not just residents.
39

40 Councilor Burton said childcare centers at both UNH and community colleges would
41 have to close if firearms are present on campus. Councilor Register said many people
42 want to comment at this meeting and Councilors need to listen.
43

44 **Julian Smith, 3 Chesley Drive**, thanked the Council for passing a resolution in
45 opposition to HB 1793. As a Faculty Senator at UNH in 1969, he opposed arming the
46 campus police and made a motion to not support arming them in both the Welfare

1 Committee and the full Senate, but could not get a second. He said it was a very
2 conservative campus and he was criticized and penalized for his opposition. He said he
3 was a member of the NRA in high school and would bring his weapon to school to shoot
4 on the ROTC range. He also criticized the 254-page report on the Mill Pond dam
5 removal, which he said includes misstatements and confirmation bias. He asked the
6 council to schedule a Public Hearing about what will happen after the dam is removed.
7

8 **Fred Bramante, 587 Bay Road**, said he bought his land in 1982 for \$50,000 and built
9 his dream house, and today his annual tax bill is approaching what he paid for his land,
10 which he finds difficult to believe. He said he agrees with Mr. Lehrman's remarks and
11 loves the town in so many ways, but feels it is not sensitive enough to the needs of
12 seniors and their ability to be able to afford to stay in town. He said he wants to stay, is
13 79, his wife is 74, and both work and take Social Security, but struggle to pay bills. He
14 said the issue of affordability, especially for seniors, needs to be higher on the list of
15 priorities for the town and he offered to help in making that discussion happen.
16

17 Administrator Selig said no one on Zoom had their hand up to speak. Chair Friedman
18 thanked everyone for their comments.
19

20 **IX. Unanimous Consent Agenda**

- 21 A. Shall the Town Council ratify the collective bargaining agreement between the town of
22 Durham and the American Federation of State, County and Municipal Employees
23 (AFSCME) Council 93 and its appropriate affiliate Local 863 for the period Jan. 1, 2026
24 through Dec. 31, 2028?
25 B. Shall the Town Council ratify the collective bargaining agreement between the town of
26 Durham and the Durham Professional Firefighters Association (DPFFA), Local #2253
27 International Association of Firefighters, for the period Jan. 1, 2026 through Dec. 31,
28 2027?
29 C. Shall the Town Council, upon recommendation of the Administrator, authorize the
30 purchase of self-contained breathing apparatus (SCBA), confined space and rescue
31 equipment to be paid from Capital Fund account #07-2673-701-36-000, and authorize the
32 Administrator to sign all associated documents?
33 D. Shall the Town Council continue to keep sealed the Nonpublic Session minutes from Feb.
34 4, April 7, June 16 and July 7, 2008?
35

36 Councilor Register asked to pull Item B from the Unanimous Consent Agenda. Councilor
37 Friedrichs asked to pull Item D from the agenda.
38

39 ***Chair Friedman MOVED to ratify the collective bargaining agreement with AFSCME***
40 ***and to approve the purchase of the self-contained breathing apparatus. Councilor***
41 ***Needell SECONDED the motion.***
42

43 ***The Unanimous Consent Agenda minus Items B and D was APPROVED by a***
44 ***unanimous roll call vote of 9-0.***
45

1 ***On Item B, Chair Friedman MOVED that the Town Council ratify the collective***
2 ***bargaining agreement with the Durham Professional Firefighters Association.***
3 ***Councilor Register SECONDED the motion.***
4

5 Councilor Register said he pulled the item to say even as the tax increases become a crisis
6 for the town and state, and the town maintained its agreement with firefighters, some of
7 the firefighters he's spoken with feel they're being shortchanged. He said it is not
8 because the town doesn't value its public servants, but it's because there isn't any more
9 money to give them. He said the Council is definitely aware increased taxes are putting
10 people out of their homes, and that is not taken lightly.

11
12 Councilor Vogt said he agreed with Councilor Register, and wanted to express that it's a
13 difficult year and the town does not have a lot of funds to work with. He recognized the
14 incredible work the town's firefighters do and asked residents if they do see a firefighter
15 to personally thank them. Those in attendance applauded.

16
17 Councilor Burton noted the school budget is the most expensive part of residents' tax
18 bills and the Council doesn't control that part. He said the state's financial support for
19 education and for municipalities is far below any other in the country.

20
21 ***The motion was APPROVED by a unanimous roll call vote of 9-0.***
22

23 ***On Item D, Chair Friedman MOVED to keep the Non-Public Session minutes sealed.***
24 ***Councilor Burton SECONDED the motion.***
25

26 Councilor Friedrichs said ze pulled Item D from the agenda because ze feels they should
27 be unsealed. Ze said though the minutes touch upon personnel issues, they are from long
28 enough ago to make them public and add to the town's transparency.

29
30 Administrator Selig said there are some past employees who are mentioned in
31 commentary that reflects negatively on them and he knows they are still working, so the
32 conservative approach is to keep the minutes sealed until they pass away or it's not an
33 issue any longer. He said the town revisits them on a regular basis and may decide to
34 unseal them at some point.

35
36 ***The motion PASSED on a roll call vote of 8-1.***
37

38 ***Chair Pro Tem Needell - aye, Councilor Burton - aye, Councilor Ford - aye, Councilor***
39 ***Register - aye, Councilor Welsh - aye, Councilor Grant - aye, Councilor Vogt - aye,***
40 ***Councilor Friedrichs - nay, Chair Friedman - aye.***
41

42 **X. Committee Appointments**

- 43 A. Shall the Town Council nominate resident David Steinberg, 271 Packers Falls Road, for a
44 three-year re-appointment by the NHDES Commissioner as a Durham Representative to
45 the Lamprey River Local Advisory Committee?

1 **Chair Friedman MOVED to nominate Mr. Steinberg. Chair Pro Tem Needell**
2 **SECONDED the motion. The motion PASSED on a unanimous roll call vote of 9-0.**

- 3 B. Shall the Town Council, upon recommendation of the Conservation Commission Chair,
4 appoint Ben Phelps, 341 Lee Hook Road, from an alternate membership position to an
5 unexpired regular membership position on the Conservation Commission with a term
6 expiration of April 2028?

7 **Councilor Ford MOVED to appoint Mr. Phelps. Chair Pro Tem Needell SECONDED**
8 **the motion. The motion PASSED on a unanimous roll call vote of 9-0.**

9
10 **XI. Presentation Items**

11
12 **XII. New Business**

13
14 **XIII. Unfinished Business**

- 15 A. **Public Hearing** to accept and expend unanticipated private donations totaling \$10,000 to
16 be used toward the Bickford-Chesley House Gallery.

17 **Chair Friedman MOVED to open the Public Hearing to recommend the acceptance**
18 **and expenditure of the donation. Councilor Burton SECONDED the motion.**

19
20 Chair Friedman invited discussion. Administrator Selig said according to state law if a
21 municipality receives a donation of \$10,000 or more, it can only be accepted after a
22 Public Hearing so the Council can hear from the public if the acceptance and expenditure
23 are appropriate. He said the donation is from a town resident for the renovation of the
24 Bickford-Chesley House display area that is being developed.

25
26 Councilor Register clarified the order of proceedings for those in attendance noting
27 comments on the building height limit will be heard next during a second Public Hearing.

28
29 **Julian Smith, 3 Chesley Drive**, said he has contributed, is willing to contribute more and
30 encouraged the Council to vote to accept the donation.

31
32 **Chair Friedman MOVED to close the Public Hearing. Chair Pro Tem Needell**
33 **SECONDED the motion.**

34
35 Councilor Register recognized Caroline Singer for making an entrepreneurial effort to
36 gain additional funding for the gallery and thanked her. Those in attendance applauded.
37 Chair Friedman noted this donation is from the Mackey Family Charitable Trust, which
38 was also met with applause.

39
40 **The motion to close the Public Hearing PASSED on a unanimous roll call vote of 9-0.**

41
42 **Chair Pro Tem Needell MOVED to accept and expend the donation. Councilor Burton**
43 **SECONDED the motion. The motion PASSED on a unanimous roll call vote of 9-0.**

44
45 Chair Friedman thanked the Mackey Family Trust.

46

1 **B. Discussion and Possible Adoption of Ordinance No. 2025-11** Amending Chapter 175,
2 “Zoning,” Article II, “Definitions,” Article XII.1, “Use and Dimensional Standards,”
3 Article XVIII.1, “Attainable Housing Overlay District,” Article XX, “Standards for
4 Specific Uses,” and Article XXI, “Off Street Parking,” of the Durham Town Code to align
5 the Zoning Ordinance with recent changes in State legislation.

6 ***Chair Friedman MOVED to adopt Ordinance No. 2025-11. Chair Pro Tem Needell***
7 ***SECONDED the motion.***
8

9 Councilor Friedrichs said ze continues to think the town should encourage mixed use with
10 office zoning to generate tax revenue and increase the diversity of residential uses, but
11 said ze is ready to move in the direction of consensus on the Council.
12

13 ***The motion PASSED on a unanimous roll call vote of 9-0.***
14

15 **C. Continued Discussion of Ordinances for Height Changes in the Downtown Listed**
16 **Below.**

17 1. **Public Hearing and Possible Adoption of Ordinance No. 2026-01** amending
18 Chapter 175, “Zoning,” Article XII, “Base Zoning Districts,” Section 175-42,
19 “Central Business-1 District and Central Business-2 District,” and Article XII.1,
20 “Use and Dimensional Standards,” Section 175-54, “Table of Dimensions,” of the
21 Town Code to set the maximum height in the Central Business-1 District at four
22 stories and 50 feet.

23 2. **Consideration of original Ordinance No. 2025-08A** amending Chapter 175,
24 “Zoning,” Article XII, “Base Zoning Districts,” Section 175-42, “Central
25 Business-1 District and Central Business-2 District,” and Article XII.1, “Use and
26 Dimensional Standards,” Section 175-54, “Table of Dimensions,” of the Town
27 Code to eliminate the three-story height limit for portions of Central Business-1 a
28 Zoning District and to change the standard for commercial in five-story buildings
29 in Central Business-1 District from requiring two floors to requiring only one
30 floor.

31 3. **First Reading on Ordinance No. 2025-08B** amending Chapter 175, “Zoning,”
32 Article XII, “Base Zoning Districts,” Section 175-42, “Central Business-1 District
33 and Central Business-2 District,” and Article XII.1, “Use and Dimensional
34 Standards,” Section 175-54, “Table of Dimensions,” of the Town Code to change
35 the three-story height limit to four stories for portions of the Central Business-1
36 Zoning District and to remove the requirement for a second floor of commercial on
37 five-story buildings. **The Public Hearing can be set for March 2, 2026.**
38

39 ***Chair Friedman MOVED to open the Public Hearing on Ordinance No. 2026-01.***
40 ***Councilor Vogt SECONDED the motion. The motion PASSED on a unanimous roll***
41 ***call vote of 9-0.***
42

43 **Michael Warnock, 45 Woodman Road**, who is also a member of the Zoning Board of
44 Adjustment but was not speaking in that capacity, said the concern that’s always been
45 part of this discussion is why would anyone come to Durham if you’re not going to
46 UNH? He said there’s no anchor store, the town doesn’t have a true main thoroughfare,

1 and this larger issue needs to be addressed. He said he feels a four-story building is not a
2 problem, unless it's empty or cheaply made to make a development viable.
3

4 **Julian Smith, 3 Chesley Drive**, agrees with Mr. Warnock, and gave examples of when
5 Main Street was Route 4 in the '60s and downtown attracted shoppers, families and
6 movie-goers. He said downtown is now just a roundabout, and suggested the post office
7 should move to the Mill Plaza and its building be redeveloped as it is underused. He
8 wants downtown zoning to encourage long-term rentals and condos, not short-term units.
9

10 **Jane, Schintzius, Fairchild Hall, UNH**, a first-year public health student, said she grew
11 up in Dover and would like to serve this community that's given her so much after
12 graduation, but limited housing stock and high prices might not make that possible. She
13 supports zoning to create housing for young professionals like herself.
14

15 **Richard Maney, 36 Church Hill Road**, a retail manager in downtown Durham since
16 1976, has been running two companies downtown for 50 years. He said he supports
17 expansion of the downtown height limit to four stories. He said Durham just didn't grow
18 while neighboring towns did, and the town has to change to survive because the town
19 hasn't had any development, but its costs continue to go up.
20

21 **Ava Jordan, Alexander Hall, UNH**, a freshman English and law major, said
22 affordability was what brought her here, and asked that the town be kept accessible for
23 future generations. She said she supports raising the height limit to draw contractors and
24 local businesses, and the advancements will be good for the town.
25

26 **Emma Galbraith, Holland Hall, UNH**, a junior CS and sustainability dual major, said
27 affordable housing in a college town isn't a student issue, but affects the whole
28 community. The primary reason students don't stay in their college town is affordability.
29 Students value this community, patronize downtown businesses, contribute to the
30 workforce and revenue, and will be able to continue to do so if they can stay in town.
31 Also, if housing is more affordable, students will be able to establish roots here and make
32 the community stronger than one where students flow in and out. She said she has grown
33 to love the town and hopes the Council will pass the height limit increase.
34

35 **Ellen Bates, 10 Cedar Point Road**, said she has lived there for almost 60 years, and seen
36 her annual taxes go from \$800 to \$34,000. She said she owns a historic commercial
37 building in downtown Dover and has watched Dover boom and grow as well as
38 Portsmouth. She said residents need someone to help share the tax burden and that the
39 town has not been business-friendly. She owns a commercial interior design and contract
40 furnishings company, and said Raytheon, which just moved into the old Goss building,
41 wants to be in Durham to get interns from UNH and create a feeder system to get
42 employees before anyone else does. She said there's a lot this town can offer business,
43 but beside raising building heights, it needs to be more business-friendly.
44

45 **Roger Hayden, Lexington St., Dover**, who owns 44 and 46 Main St, The Laundercenter
46 and Hayden Sports, said the town needs to look at the big picture and realize it doesn't

1 control as much as it thinks. UNH deciding sophomores must live on campus pulls \$15
2 million out of the town's economy, he said, along with the revenue from them buying
3 coffee and eating in town. He said the Council must pass the zoning change to send a
4 message that Durham is open for business, which is more vital than raising the height
5 limit.
6

7 **Kim Clark, 28 Cedar Point Road**, representing the Durham Business Association
8 Board of Directors, said the board supports this ordinance, and the many small businesses
9 who feel the downtown needs updating. She said the town's reputation isn't business-
10 friendly, but it can change how it is viewed by adopting the ordinance and this simple
11 change. She said the DBA was revitalized out of the need that something has to change,
12 and the town needs to increase the reasons to come downtown. She said it needs to be a
13 place that can be developed and offer housing, and asked the Council to open the doors
14 and start changing the town's reputation.
15

16 **Justin Zeimitz, 26 Mathes Cove Road**, supports allowing four stories in the Central
17 Business District 1. He said the town needs to connect two realities - development
18 economics and tax-based ability. In his profession, he evaluates project feasibility, and
19 said allowing more height spreads the cost of construction out more. He said when the
20 math doesn't work, investment doesn't happen. Allowing enough scale to make projects
21 possible and expanding the downtown taxbase is one of the practical tools the town has to
22 stabilize long-term property taxes. Creating flexibility without eliminating review is a
23 pragmatic step toward a more resilient downtown and a more stable tax base for
24 residents.
25

26 **Tom Daly, 190 Piscataqua Road**, said he was speaking on behalf of himself, Mike
27 Lehrman, 20 Cedar Point Road, Ben Bolckley, 569 Bay Road, Donald Golini, 557 Bay
28 Road, and Michael Morneault, 55 Adams Point Road, to ask the Town Council to change
29 the trajectory of a great New Hampshire downtown that is historically significant, but
30 needs an injection of vibrancy. He reviewed the process the town has gone through over
31 almost a full year. He said they now have 170 residents who have signed their petition in
32 support of adopting this ordinance. He said many of the signees were in attendance and
33 encouraged them to stand. He said they support the Planning Board's recommendation
34 that keeps it simple and that the town already has architectural design standards and
35 needs to use them effectively, not double up by adding rigid roof rules to this
36 amendment. He asked the Town Council to release the development hold on downtown
37 and adopt the amendment, noting further delay will just compound the challenges.
38

39 **Daniel Day, 89 Bagdad Road**, compared the university towns of Durham and Plymouth,
40 N.H. He said downtown needs businesses that cater to those beyond the university
41 community as Plymouth does. He said he supports the four-story height limit and
42 business expansion beyond the downtown and along the corridors that lead in and out of
43 Durham. He said this compromise shows the town is open and a beautiful community
44 while still meeting residents' needs.
45

1 **Jeff Berlin, 3 Cowell Drive**, said his mother sent a letter to Councilors in support of the
2 Planning Board’s proposal and she said that to do nothing negatively impacts the town’s
3 commercial growth. He said the metrics of student housing aren’t working any longer and
4 he would not be afraid to allow a flood of development designed for everyone. He said he
5 and his property manager are always deciding what concessions to make to help the
6 market become more affordable and bring rents down.

7
8 **Christopher Delong, 9A Little Hale**, said he has the privilege of renting from Susan and
9 Chip Noon, but noted there is not much available in town. He moved here from Brazil
10 where he lived in a 17-story building, and he felt the town was an incredible place, but
11 his daughter can’t find a job here, it’s difficult to find a place to eat, and they often drive
12 to other cities for needs. He sees Durham’s potential, and feels welcome here, but the
13 town can improve a lot and help control taxes.

14
15 **Michael Lehrman, 20 Cedar Point Road**, said he’s heard a lot of people making the
16 same comments that the town needs to open Durham up for business. He urged the Town
17 Council to resist the urge to micromanage design. He said when projects are proposed,
18 everyone’s going to be watching like hawks and if something’s not appropriate, they will
19 speak up. He asked the Council to trust the town’s architectural design standards.

20
21 **Beth Olshansky, 122 Packers Falls Road**, said the architectural design standards are
22 only as strong as the Planning Board’s background in architecture. Then she had
23 technical difficulty with her presentation and stepped down to fix it and returned to
24 comment later.

25
26 **Robin Mower, 6 Britton Lane**, said there is a misperception that the projects that may
27 be built are going to result in affordable housing. She said that is wishful thinking and
28 Durham is an expensive town to live in. She said residents are all afraid of losing
29 something they value and share certain values that attracted them here in the first place.
30 She said they are enjoying the blessings of living in Durham, which were created by
31 previous generations of dedicated citizens who stepped in during challenges to make the
32 town what it is. She urged the Council to take the time to find a better option than any of
33 the three amendments before them at this meeting. She said the town can signal it’s open
34 for business by removing conditional use and the requirement for a second floor of
35 commercial space, but let’s not set the bar too low.

36
37 **Beth Olshansky, 122 Packers Falls Road**, gave a presentation with illustrations to
38 demonstrate what buildings built according to each of the three options under
39 consideration would look like next to existing downtown buildings. She said supporters
40 of her proposals surveyed residents asking their preference for Option A and Option B.
41 She reviewed the opinions of local experts the Council has heard in various hearings. She
42 said 242 people responded to the survey indicating they supported Option B. She 96 of
43 the 242 are new and had not signed the earlier petition with 252 signees so now there are
44 349 residents urging the Town Council to approve Option B. She added she spoke with
45 Police Chief Rene Kelley who said he wouldn’t support a fourth-floor setback and he

1 wouldn't allow access to the decks it could create because of the danger that someone
2 may fall. She asked those who had signed the petition last summer to stand up.
3

4 **Emmy Ham, UNH Class of 2016, executive director of Workforce Housing Coalition**
5 **of the Greater Seacoast**, participating on Zoom because this is the Presidents Day
6 holiday for staff, said the Coalition supports the proposed amendment to increase
7 building heights in the Central Business 1 District. She said state workforce housing law
8 requires municipalities provide a reasonable opportunity for the development of
9 workforce housing. She said based on housing production targets developed by the
10 Strafford Regional Planning Commission, Durham's fair share of regional housing units
11 is 256 by 2025, but only 78 units were permitted between 2020 and 2024. She said part of
12 this shortfall is because of outdated zoning policies and it reflects a broader statewide
13 pattern. She said the responsibility for meeting regional housing needs is equitably
14 shared. She noted the Coalition recently honored the Durham Housing Task Force with
15 its Municipality of the Year award. She asked the Council to consider the voices they
16 hear about housing growth are usually people who are securely housed and any additional
17 supply improves housing mobility for everyone.
18

19 **Caroline Singer, 5 Woodridge Road**, said all want downtown to thrive and understand
20 the need for development, but disagree on how to accomplish that. She said the town
21 needs to enhance downtown to encourage people to come there, and that attractive,
22 human-scale buildings aren't anti-business. She asked the Council to vote in favor of
23 pitched roofs with dormers at 48 feet.
24

25 **David Choate, a Portsmouth commercial developer**, said the Council is not a design
26 review board and all it is debating is a height limit increase. He said flat and pitched roofs
27 are not the purview of the Council. He said expanding the Historic District to Central
28 Business District 1 would give projects a historic design review. He said the other
29 scenarios aren't realistic, and there is not much difference between 48 feet and 50 feet.
30

31 **Sally Tobias, 107 Madbury Road**, a member of the Planning Board and of the former
32 Housing Task Force, said the town is talking about land use which requires the town to
33 decide what it wants where and not micromanaging inches. She said the town has to have
34 zoning that opens its doors and the status quo has proven to be ineffective. New
35 developments have thriving businesses, older buildings do not. She asked the Council to
36 pick zoning that makes sense so owners can maximize the potential of their properties.
37

38 **Deborah Hirsch-Mayer, 19 Garden Lane**, said she would read the rest of Ms. Mower's
39 statement, which said Durham has a different demographic than neighboring towns and
40 developers will continue to focus on UNH and students. She gave the example of what
41 happened with the development of Madbury Commons and the need to create a
42 committee to work on it. Ms. Mower said we all must win and we can win.
43

44 Ms. Hirsch-Mayer said she agrees with Ms. Olshansky, Ms. Mower and Ms. Singer, and
45 that concerns about looks are not anti-business. She said she thinks the town should go
46 slowly and know that this step needs to be part of a larger picture.

1
2 **David Hadley 15 Edgerly Garrison Road**, said Durham has high potential with UNH,
3 easy access to the Spaulding Turnpike and highways, proximity to an international
4 airport, rail service, and maritime traffic with access to the open ocean. He said most
5 municipalities don't have any of these assets. He said his business is located in
6 Portsmouth because there's no place for it in Durham. He urged the Council to adopt the
7 Planning Board recommendation to amend the zoning ordinance.
8

9 **Brandon Walsh, pastor of Great Bay Anglican Church, 42A Main Street**, spoke in
10 support of adopting the amendment for four stories and 50 feet, and said it is essential to
11 increasing development. He asked what the town is going to give its children: an inability
12 to develop assets and just get more beer and vape stores, or an ability to attract investors
13 who can make downtown viable. He said the town has to give a broad enough framework
14 for someone to use, the status quo is less risky, but doing nothing or not enough is an
15 enormous risk. He said a love of Durham should guide decision-making instead of fear
16 about what might happen, and urged Councilors to pass the amendment..
17

18 **Micheal Morneault, 55 Adams Point Road**, acknowledged both supporters and
19 opponents of this issue clearly care deeply about Durham, its character, its finances and
20 its future. He said the issue is actually much narrower: whether Durham will adopt clear,
21 workable zoning that allows developers enough predictability to begin imagining
22 development downtown. He said human scale isn't achieved by ordinance or zoning, but
23 by a good site plan review process, existing design standards and judgment applied to
24 real proposals, not abstractions. He said several Councilors made a good point that
25 allowing 50 feet doesn't mean the buildings will be 50 feet and that the zoning did not
26 force the design of the building in Portsmouth, it permitted it. He noted the Planning
27 Board voted 7-0 for this recommendation after months of discussion, public input and
28 revision. Advancing it signals Durham is serious about revitalization, has a predictable
29 process and is ready to move ahead.
30

31 **Beth Olshansky, 122 Packers Falls Road**, returned to the microphone to say that the
32 Portsmouth building was approved at 45 feet but went to 50 feet in a later design because
33 the developer could, so that narrative can't be proven by using that example.
34

35 **Julian Smith, 3 Chesley Drive**, asked Administrator Selig if Chief Kelley can stop
36 people using setback decks, and if he's that interested in saving lives, he needs to crack
37 down on drivers in town. Administrator Selig said it could be discussed after the hearing.
38

39 ***Councilor Ford MOVED to close the Public Hearing. Councilor Vogt SECONDED the***
40 ***motion. The motion PASSED on a unanimous roll call vote of 9-0.***
41

42 Chair Friedman declared the Public Hearing closed and thanked everyone for all their
43 input. The Council took a five-minute recess.
44

45 Chair Friedman said there are three amendments before the Council that it needs to
46 consider. He said none are perfect and the original intent was to raise the height limit in

1 one part of the downtown only. He said during the Public Hearing on the 50-foot height
2 limit and four stories, not one speaker spoke about the fact that that option takes away the
3 ability to go to five stories in the rest of downtown, which is currently allowed.

4 Chair Pro Tem Needell said she wrote Police Chief Kelley about the setback decks and
5 he said his concern is past incidents where young people gathered on these decks and it
6 wasn't safe, and access to them had to be completely blocked by property owners. She
7 asked if the town's existing regulations address this, and it was thought they don't.

8
9 Administrator Selig said the agenda was framed to have discussion on the three options
10 before making a motion. Chair Friedman said whatever the Council approves, none of the
11 options are what it was originally looking for. He pointed out the problems with each of
12 the options, and said it appears no matter what the Council does, it is not done.

13
14 ***Councilor Register MOVED to adopt Ordinance No. 2026-01. Councilors Ford and***
15 ***Vogt SECONDED it.***

16
17 Councilor Friedrichs said there is consensus that everyone wants to see four stories
18 downtown and more housing downtown. Ze clarified the number of developable
19 properties in the smaller development area, saying the town is looking at maybe a \$3
20 million increase in assessed value; with a four-story building about a \$5 million increase;
21 and the best case scenario is with two properties maybe an \$8 million increase in assessed
22 value. Ze said resident Jim Lawson earlier estimated what valuation increase the town
23 needs to make a difference and said it needs to add over \$100 million in assessed tax
24 value to make a dent in the 2027 budget, \$500 million to improve the 2029 budget
25 situation. Ze said any downtown development isn't going to make a dent in what
26 residents pay for taxes and wants to communicate realistic expectations to the public.

27
28 Councilor Vogt said the town has heard from the public, business owners and members
29 of the community. He said the town has an opportunity to become a place where workers
30 in surrounding communities live, such as the new mall project in Newington which will
31 require a lot of workers. He said Storrs, Ct. is a great example of a college town that
32 brought in more tax base where it didn't exist before. He said this ordinance is a
33 jumpstart and the town has to get moving for businesses, for residents and for the future.

34
35 Councilor Welsh thanked residents for their input. He agreed that the town won't see a
36 big impact on its tax burden with the adoption of this ordinance. He said the proposal by
37 the Planning Board is flawed because it drops the fifth story by conditional use in part of
38 downtown and adds the 50 feet of depth for retailers and he's not sure why because
39 excess square feet make it more difficult for a retailer to survive. He said the Council
40 should change that to 40 feet, which would make the proposal better for potential
41 development. He said the original proposal sent to the Planning Board raised the limit to
42 48 feet and required a pitched roof or a setback. He acknowledged many speakers
43 advised the Council not to mandate design with this zoning change, but he said both of
44 these agree with the town's architectural standards, and it's better to give developers
45 more information about what the town is looking for especially in the prominent stretch
46 along Main Street so they wouldn't waste their time with other designs. He said the

1 conditional use of five stories, which many look down on, was important in the
2 development of Madbury Commons and allowed the town to work with the developer to
3 create a building that was a plus for the downtown. He said there are five stories in that
4 building and you can hardly tell. He said the Council should take the time to modify its
5 original proposal and send it back to the Planning Board, and that taking this time would
6 be worth it to ultimately make the downtown more interesting for developers.

7
8 Councilor Grant said she supports the increase to four stories and 50 feet. She said
9 professionals will bring forward projects that comply with the town's architectural design
10 standards, without having to include those in this ordinance. She said after adopting this,
11 the town should pull together a group to identify where downtown five stories by right
12 would work. She said she feels conditional use is too uncertain to encourage development
13 and it costs them a lot of money. She said the Council should move forward with
14 something, and not delay for one small issue or another that can be added later.
15 Councilors discussed that the 50-foot retail depth could also be adjusted later.

16
17 Councilor Ford said the Planning Board approved this ordinance unanimously with a vote
18 of 7-0 after discussing all these issues Councilors are raising and he said the reason is
19 they want to see the town move ahead and this will start the town moving ahead. He said
20 he thinks it would be a horrible waste of time and energy not to vote this ordinance in,
21 and then work on whatever else the Council thinks needs to be worked on.

22
23 Councilor Burtons said he supports the 48-foot limit, which he noted Mr. Choate said
24 there wasn't much difference between 48 or 50 feet. He said Police Chief Kelley is "an
25 incredibly good police chief." He said he supports Option B, which has the 48-foot limit
26 with a sloped roof and dormers.

27
28 Councilor Register said he is discouraged by some of the Councilors' comments that
29 disparage the Planning Board. He said the Council needs to own the decision-making
30 process for the town. He said if it's unhappy with the result, the Council has to
31 acknowledge it didn't give good direction. He said this is the second time the Planning
32 Board has held a hearing on this ordinance and reworked the ordinance to give the town
33 its best vision and clarity, and it's the second time they're hearing about their
34 ineffectiveness and ability to stay on point. He said that is the Council's fault, but it
35 doesn't discount the unanimous vote of the board. He said the town needs to break its
36 inertia, and that everything can be reviewed later, and waiting is costing Durham. He said
37 the town has chosen not to do a comprehensive plan of downtown so it needs to take
38 action and move forward. He said he is proud of all the residents who showed up and
39 spoke, and that they were a good representation of the town's demographics.

40
41 Councilor Burton disagreed that anyone demeaned the Planning Board, and said he thinks
42 they did a great job and the Council needs to do its job.

43
44 Councilor Friedrichs said this ordinance affects a small part of downtown, and the
45 Council can continue to modify whatever is passed in terms of the larger downtown
46 picture. Ze said longtime residents who have served the town are asking for more

1 direction in the ordinance that just four stories and 50 feet because they've lived through
2 projects that got complicated and have taken a huge amount of town resources to see
3 them through. Ze said if the Council doesn't listen to these voices of experience with
4 implementing the architectural standards, they are leaving the town open to the cheapest
5 projects to build being proposed. Ze said Planning Board and Council members need to
6 be mindful of their blind spots.

7
8 Councilor Burton said what drives the tax rate is the school system where the town
9 spends \$24,000 per student and only receives \$4,400 per student from the state. He said
10 there is some movement in increasing that amount and contributing more to special
11 education.

12
13 Chair Freidman restated the motion to adopt Ordinance No. 2026-01 (Item XIII C-1) as
14 recommended by the Planning Board.

15
16 Administrator Selig noted the Council will have to vote down the other options if this
17 amendment passes.

18
19 ***The motion PASSED on a 5-4 roll call vote.***

20
21 ***Councilor Friedrichs - nay, Councilor Vogt - aye, Councilor Grant - aye, Councilor***
22 ***Welsh - nay, Councilor Register - aye, Councilor Ford - aye, Councilor Burton - nay,***
23 ***Chair Pro Tem Needell - nay; Chair Friedman - aye.***

24
25 ***Councilor Register MOVED that the Town Council approve Ordinance No. 2025-08A***
26 ***(Item XIII C-2). Councilor Grant SECONDED the motion.*** There was a brief
27 discussion of the amendment and the changes within the body of the ordinance. ***The***
28 ***motion FAILED on a unanimous roll call vote of 0-9.***

29
30 Chair Friedman noted the next amendment to be considered is the one the Council
31 revised and then sent back to the Planning Board for consideration.

32
33 ***Councilor Register MOVED to approve Ordinance No. 2025-08B (Item XIII C-3).***
34 ***Councilor Ford SECONDED the motion.*** Discrepancies in the wording of the ordinance
35 were noted, but it was decided it wasn't significant since the Council had approved the
36 first option and would be voting this one down. ***The motion FAILED on a unanimous***
37 ***roll call vote of 0-9.***

38
39 ***Councilor Register MOVED to extend the meeting to 11 p.m. Councilor Vogt***
40 ***SECONDED the motion. The motion PASSED on a roll call vote of 7-2.***

41
42 ***Chair Pro Tem Needell - aye, Councilor Burton - aye, Councilor Ford - nay, Councilor***
43 ***Register - aye, Councilor Grant - nay, Councilor Vogt - aye, Councilor Friedrichs -***
44 ***aye, Councilor Welsh - aye, Chair Friedman - aye.***
45

1 D. Continue discussion and finalization of Administrator’s annual performance evaluation for
2 2025 in accordance with the employment agreement between the Administrator and the
3 Town of Durham.

4 Councilors had submitted their evaluations and scores, and Chair Friedman compiled
5 them into one evaluation document. Chair Friedman invited discussion and feedback
6 from Councilors.

7
8 Administrator Selig summarized the process, which is the same one used in recent years.
9 He said the report provides the scores from 2010 to the present and that the total average
10 score for 2025 was 4.4 out of 5 points. In 2024, the total average score was also 4.4. He
11 said the past two scores are down from the five years prior to them. He said the
12 Councilors provided narratives as well which are included in the evaluation. He said
13 different Councils have different expectations and he tried to evolve with them. He said
14 he always makes his evaluations public on the town’s website. He said a few Councilors
15 reached out to him directly, and he met with Chair Friedman and Chair Pro Tem Needell
16 recently to discuss the evaluation. He said he tries his very best, views his job as a way of
17 life, and is available at all times, vacations or nights, and is present when things like the
18 Super Bowl are going on to make sure everything is OK. He said there are always many
19 factors to consider when approaching things, and he tries to ensure the town has a strong
20 case to sustain any actions taken. He said he feels the best about and is proud of his
21 relationships with Councilors that have stayed strong even when they have disagreed. He
22 thanked Councilors for those relationships.

23
24 Councilor Burton noted the challenges Administrator Selig faces in his position are
25 extraordinary, and he does a great job. He said Administrator Selig is the glue that holds
26 the town together. He said he’s served on the Council for 12 years with his last meeting
27 in two weeks and has always been grateful to work with him.

28
29 Councilor Welsh said one of the areas Administrator Selig did more poorly in this year
30 was financial oversight. He said the Administrator liked having the goal that taxes go up
31 at the rate of inflation plus any new development in town in past years, but he didn’t have
32 that this year. Councilor Welsh said he thinks it’s important that the Council give
33 Administrator Selig a strict budget goal in advance, which helps him in making decisions,
34 and then hold him to it on his proposed budget.

35
36 Councilor Friedrichs said ze had pushed for that goal last spring, and the Council decided
37 it was not comfortable with it because he would not be able to meet that goal and
38 maintain the same services. Ze said the Council adjusted the goal to maintaining the same
39 services and that’s the budget that Administrator Selig put together. Ze said the town
40 should have as a goal a flat tax rate adjusted for inflation, and a total budget adjusted for
41 inflation. Ze called on the Council to be mindful not just of the tax rate, but of the whole
42 budget, and to communicate to the public what decisions mean for the tax rate. Ze said ze
43 is concerned about future bonding, especially in the years 2028 and 2029, and maybe the
44 Council should reconsider some of the projects it’s planning to pay for by bonding.
45

1 Chair Friedman thanked Administrator Selig and said it was a good year. It was noted
2 there are five years to go on Administrator Selig's seven-year contract.

3
4 The idea of an informal budget committee and how it would be structured was discussed.

5
6 Councilor Welsh praised Administrator Selig for the town underspending its budget by
7 \$1 million in 2025, saying that "was huge" and gave kudos to Mr. Selig, Business
8 Manager Gail Jablonski and the team for their saving \$1 million when the town really
9 needed to.

10
11 **XIV. Councilor and Town Administrator Roundtable**

12
13 **Councilor Register - Agricultural Commission**

14 He said the commission met Feb. 9 and discussed the Wetland Shoreland Overlay District
15 with representatives of the Conservation Commission and a capstone project of historical
16 research into previous farmland usage in Durham and what grew where, and they hope to
17 produce data that residents can use. The next meeting is March 9.

18
19 **Councilor Register - Oyster River School Board**

20 The school board met Wednesday, Feb. 18 and discussed the budget and the recent
21 deliberative secession. He said there will be a Candidates' Forum on Feb. 18 at 7 p.m. in
22 Council Chambers. He reminded everyone that school vacation is next week and that
23 there will be a Moharimet Tour and Listening Session on March 2 at 6 p.m.

24
25 **Councilor Ford - Conservation Commission**

26 He said the commission has not met since the last Council meeting.

27
28 **Chair Pro Tem Needell - Integrated Waste Management Advisory Committee**

29 She said the committee met Feb. 4 and discussed the Council's approval of the Casella
30 curbside collection contract. Residents will receive the new toters in mid-May. The
31 Department of Public Works is creating an information page, and will hold meetings and
32 do outreach to educate residents about changes to trash collection. She said the committee
33 discussed how to buy sustainable toilet paper, and said you can buy it at Trader Joe's and
34 Hannaford's locally. You can buy it by mail from Who Gives A Crap, and she noted
35 Quilted Northern is a brand that's considered sustainable because it maintains its own
36 forests. She said the committee submitted a question for the Candidates' Forum, asking
37 candidates about changes they'd like to see in how the town handles solid waste. Next
38 meeting is Feb. 18 at 8 a.m.

39
40 **Chair Friedman - Parks and Rec Committee**

41 He said the committee's next meeting is Tuesday, Feb. 24.

42
43 **Chair Friedman - Tri Region Economic Development Stakeholders**

44 He said he attended a Biz Now 2026 event on the state of the New Hampshire real estate
45 market ???at 2021 Tech Center. He said the president of R.J. Kelly, Brandon Kelly,
46 promoted how good a place Durham was to do business and was looking forward to

1 continuing to do work in town with its expansion. He said Taylor Caswell, former
2 Business and Economic Affairs commissioner, promoted Durham, too. He said Eric
3 Chinburg was also there. He said there is a lot of focus on this area and the Seacoast
4 because most of what's happening in the state is here.

5
6 **Chair Friedman**

7 He said UNH's West Edge project is moving forward and looks very positive for
8 Durham. He signed an NDA, but he said they should be able to announce developments
9 soon and that there are people looking at 66 Main St.

10
11 **Councilor Friedrichs**

12 Ze said candidates for Town Council met with Durham Business Association, it was
13 productive and everyone wants to see a vibrant downtown.

14
15 Ze said the proposed legislation SB 538 would extend net metering eligibility terms and
16 eliminate some of the uncertainty that's holding back solar projects that serve the
17 community. Clean Energy NH is asking for boards and councils to sign onto a letter of
18 support for the bill, and asked for the Council to do that. Ze said Durham has benefited
19 from net metering projects in the past, and is interested in future projects.

20
21 ***Ze MOVED that the Town Council sign on in support of the bill.***

22
23 Chair Friedman reiterated certainty is needed for solar projects to move forward.

24
25 Councilor Vogt said in his work, he's been working on SB 538 and mentioned SB 540,
26 the balcony solar bill, which he said covers personal-level net metering. He said the
27 Energy Committee would be excited about the town's support of SB 538.

28
29 ***Councilors Needell and Welsh SECONDED the motion. The motion PASSED on a***
30 ***unanimous roll call vote of 9-0.***

31
32 **Councilor Vogt - Energy Committee**

33 He said the committee met on Feb. 3. Sophie Goodwin presented the town's Climate
34 Action Plan and the committee gave her feedback and discussed implementation tactics.
35 He said it discussed legislation such as SB 538 and 540 and will continue to discuss
36 them. He said committee members are testing the town's new thermal recognition
37 monitors that residents will be able to borrow from the library to do an energy audit or
38 their home and are composing a how-to to accompany them when they're borrowed. He
39 said they are very accurate and easy to use.

40
41 **Councilor Vogt - Human Rights Commission**

42 He said the commission discussed accessibility in council chambers, which has come up
43 at some recent meetings, and ways to improve it. He noted at this meeting when people
44 were speaking they were projected on the screens, which was one of the improvements
45 discussed. He praised DCAT for implementing that. Administrator Selig also mentioned
46 the position of the lectern and the placement of chairs along the walls next to the Council

1 table was some of the feedback. He said the commission is also looking at legislative
2 opportunities.
3

4 **Councilor Grant - Planning Board**

5 She said the board met Feb. 11 and approved a small adjustment on the Riverwoods site
6 plan with the modification of a courtyard where there will be a building. A 20 Strafford
7 Ave. lot subdivision was presented, which will have a Public Hearing on Feb. 25. It
8 approved the rezoning of 10 Cowell Drive, which is a lot next to post office designated as
9 RA, which wanted to be zoned Church Hill to allow more flexibility about what can be
10 built there. She said it will come to the Council. The board ran out of time for other
11 items, which were the zoning amendments proposed by the Housing Task Force and the
12 EV charging amendment. She said there will be a site walk for the 20 Strafford Ave.
13 change on Saturday, Feb. 28 at 1 p.m. The board will next meet on Feb. 25.
14

15 Administrator Selig said the change on Strafford Avenue is to create two lots and to
16 create a second driveway and involves three of the town's parking spaces, which are
17 allocated to UNH as part of the town's quid pro quo on the Bobcat lot.
18

19 **Councilor Welsh - Land Stewardship Subcommittee**

20 He said there was a lively discussion about whether to require people to pay for parking
21 and then the rest of the meeting was the discussion of dogs at Wagon Hill. He said the
22 pros and cons are familiar to everyone and Administrator Selig will have to make a
23 decision at some point on that issue.
24

25 ***Councilor Register MOVED to extend the meeting to 11:15 p.m. Councilor Vogt***
26 ***SECONDED the motion. The motion PASSED on a roll call vote of 8-1.***
27

28 ***Councilor Grant - aye, Councilor Vogt - aye, Councilor Friedrichs - aye, Chair***
29 ***Friedman - aye, Chair Pro Tem Needell - aye, Councilor Burton - aye, Councilor Ford***
30 ***- nay, Councilor Register - aye, Councilor Welsh - aye.***
31

32 **Councilor Welsh**

33 He said he's been asked by residents about water and wastewater management. He said
34 the town manage them, but in larger municipalities it's managed separately so the total
35 focus is doing what's best for ratepayers and the wastewater system. One thing he'd like
36 to explore is when money comes in its commingled with tax revenue and the interest goes
37 to the town, which isn't really fair and the interest should be allocated to water and sewer.
38 Ms. Jablonski said this can be remedied quickly. He said there isn't one specific person
39 or group looking out for water and wastewater. The second issue is to look at allocation
40 of expenses. He would like to have them forwarded to the Council so it could monitor
41 them and include them in the budget book. He also wants to review the agreement with
42 UNH. He proposed forming an ad hoc committee of a couple of concerned citizens and
43 him to study these issues and report to the Council. Consensus was that the committee
44 should be as informal as possible and that the committee's requests not waste employees'
45 time. Councilor Grant said she would be interested in serving on the committee.
46 Councilor Ford said the Council should know who is on the committee.

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Administrator Selig

He said the Old Town Hall sits on the land it owns, but there is no additional land for parking so the town leases parking on the neighboring gas station land, and has notified the owners that it is seeking to extend those leases.

He said a buried old tank was found during excavation at the former Cumberland Farms site that no one knew about construction is delayed while the Department of Environmental Services addresses it.

He said the Land Stewardship Subcommittee didn't support charging for parking at Wagon Hill Farm, but he will provide a presentation and recommendation to the Council after researching its revenue potential. The town does not track users, but there may be data he could use that was collected in a short study a few years ago. He said the Council has taken it up twice and has decided not to charge both times.

He said Land Stewardship Coordinator Veronique Ludington found a lot of unattended dog waste at Wagon Hill, and talked about it at the subcommittee, which discussed environmental impact and overuse concerns. He said there has also been concern about dogs off leash after 10 a.m. Ms. Ludington is going to talk with those concerned about pulling together a group to monitor these issues. Administrator Selig said during the shoreland restoration project, there will be signs and closures of areas and trails, but it was decided not to curb the off-leash hours during that period.

XV. Nonpublic Session (if required)

XVI. Adjourn (NLT 10:30 PM)

Councilor Ford MOVED to adjourn the meeting. Councilor Register SECONDED the motion. The motion PASSED on a unanimous voice vote of 9-0.

The meeting was adjourned at 11:14 p.m.

- Jane Murphy, Minutes Taker